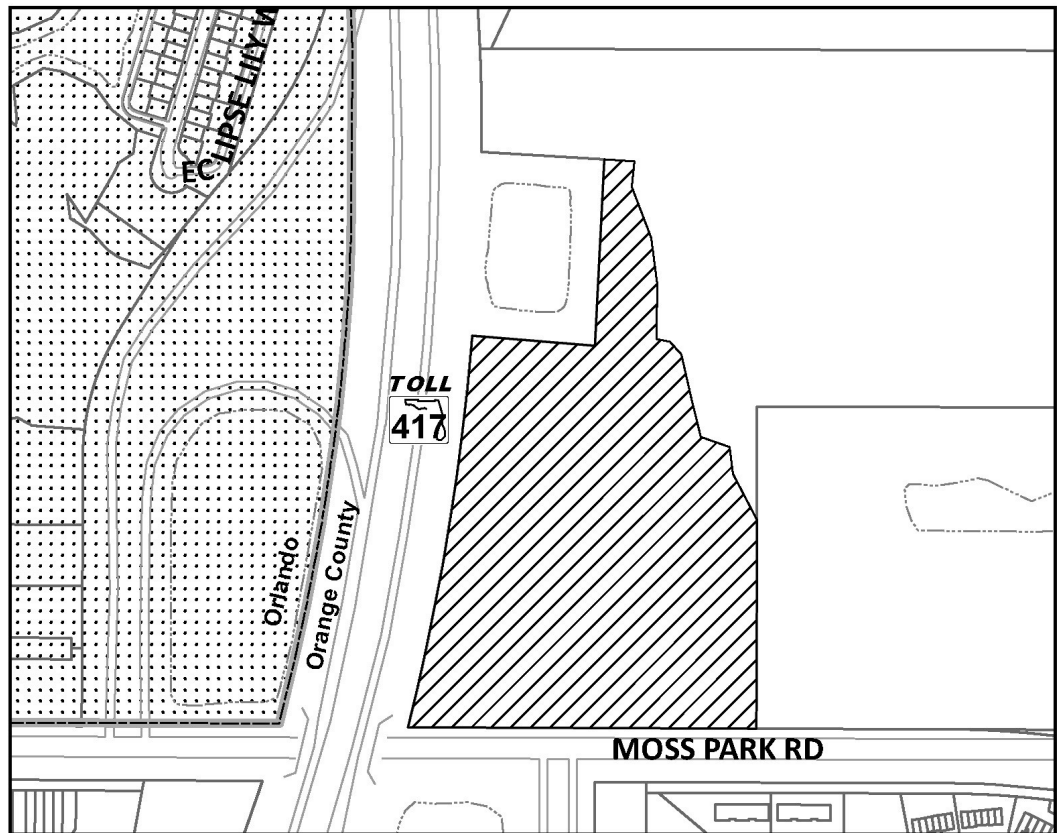




OASIS @ MOSS PARK PLAT



Location Map



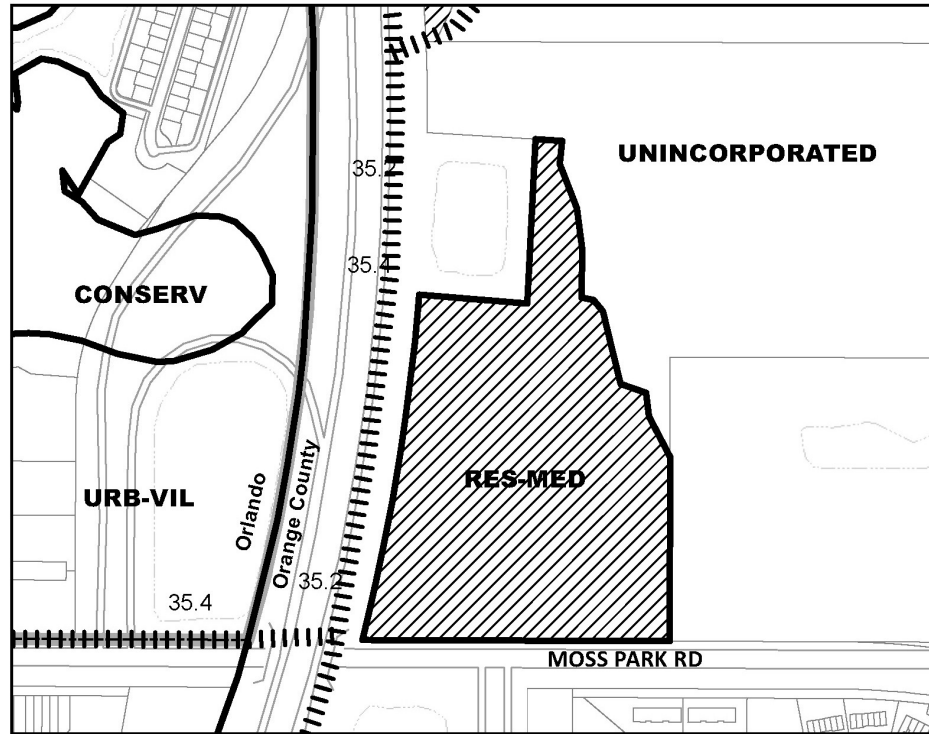
Subject Site

SUMMARY

<p>Owner</p> <p>Gary T. Randall, as Trustee, and Not Individually</p> <p>Applicant</p> <p>Steve Novacki, Picerne Development Corporation of Florida</p> <p>Project Planner</p> <p>Michelle Beamon</p>	<p>Property Location: The subject property is located on the northeast corner of SR 417 and Moss Park Road. (±16.13 acres, District 1).</p> <p>Applicant's Request:</p> <ol style="list-style-type: none"> 1. A one lot plat for a new 320 unit apartment development, to include four story structures in a R-3B district. 	<p>Staff's Recommendation:</p> <p>Approval of the request, subject to the conditions in this report.</p>
<p>Updated: May 28, 2014</p>		

FUTURE LAND USE MAP

The property has recently been annexed and the growth management plan (GMP) amendment was approved by City Council on May 12, 2014 and is in the appeal/review period.

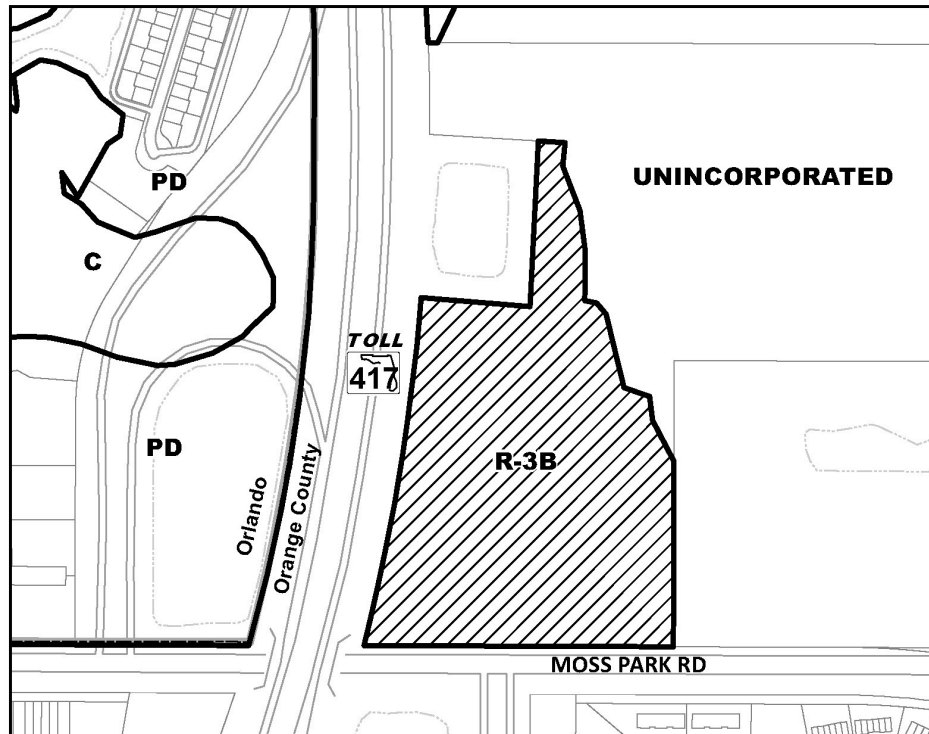


Future Land Use - Proposed GMP2013-00022



ZONING MAP

The property is going through zoning amendment and went for its second reading at the City Council on May 12, 2014 and is effective once the GMP ordinance is effective.



Zoning - Proposed ZON2013-00023



PROJECT ANALYSIS

Project Description

The subject property is located on the northeast corner of SR 417 and Moss Park Road and is approximately 16.13 acres in size. The applicant is proposing a multifamily residential development with 320 dwelling units. The subject property is vacant and is within City Council District 1, which is represented by City Commissioner Jim Gray.

Previous Actions

October 15, 2013—Municipal Planning Board approval of the annexation, Growth Management Plan amendment to Residential Medium Intensity, new Subarea Policy S.40.3 and initial zoning of R-3B.

March 18, 2014—Municipal Planning Board approval of Conditional Use and Master Plan for 320 multifamily units, six of which are four story buildings with a maximum height of 55' (CUP2014-00001).

March 27, 2014—lot split application approved by Orange County, split from the +/- 76 acre Randall/Johnson property.

May 12, 2014—Annexation Ordinance 2013-78 approved by the City of Orlando City Council (Doc #1405121202)

May 12, 2014—Growth Management Plan Amendment and new Subarea Policy S.40.3, within Ordinance 2013-67, underwent its second reading at the City Council (GMP2013-00022).

May 12, 2014—Zoning Ordinance 2013-79 underwent its second reading at the City Council and will be effective upon the effectiveness of Ordinance 2013-67 (ZON2013-00023).

May 15, 2014—Planning Official Letter of Determination issued (LDC2014-00128) in regards to the building elevations and site plan.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Rural/Agricultural (Orange County)	A-2 (Orange County)	Vacant Land and Retention Pond
East	Rural/Agricultural (Orange County)	A-2 (Orange County)	Church
South	PD (Orange County)	PD (Orange County)	Lake Hart Residential Neighborhood (Townhomes)
West	Urban Village, within the Southeast Orlando Sector Plan	PD (East Park)	Vacant Land and Retention Pond

Minor Subdivision Plat

Minor Subdivision Plat Review (LDC Section 65.420) is intended for subdivision that do not require construction of streets of public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being platted to allow for the development of 320 multifamily units.

Existing Zoning and Future Land Use

The property has recently been annexed and is undergoing the initial future land use designation of Residential Medium Intensity, the establishment of new Subarea Policy S.40.3 and initial zoning of R-3B.

Proposed Development

The proposed apartment complex will consist of 320 multifamily units within ten buildings, six of which will be a maximum height of 55' as approved by CUP2014-00001. The main access will be from Moss Park Road at the existing light; with an emergency access on the east of the property also accessing Moss Park Road. The cross access easement is on the east of the site, utilizing the emergency access.

School Impacts

The applicant has completed the Concurrency and Capacity process with the Orange County Public Schools (OCPS). The Concurrency (ORL-14-005) was approved on April 21, 2014 and the Capacity Enhancement Agreement (ORL-13-007) was approved at Tuesday April 22, 2014 OCPS meeting.

BOUNDARY SURVEY



PROPOSED PLAT

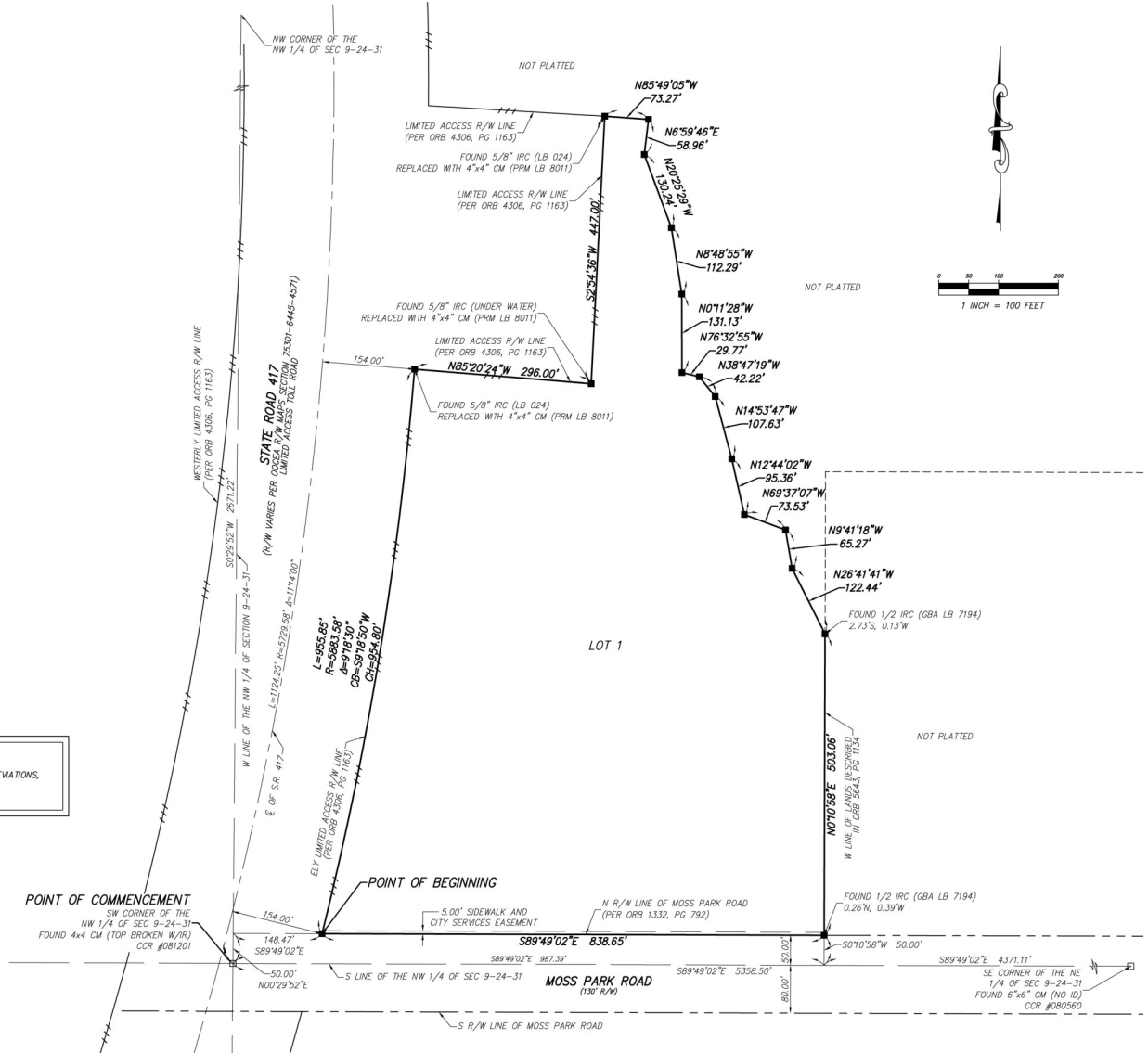
OASIS AT MOSS PARK

A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

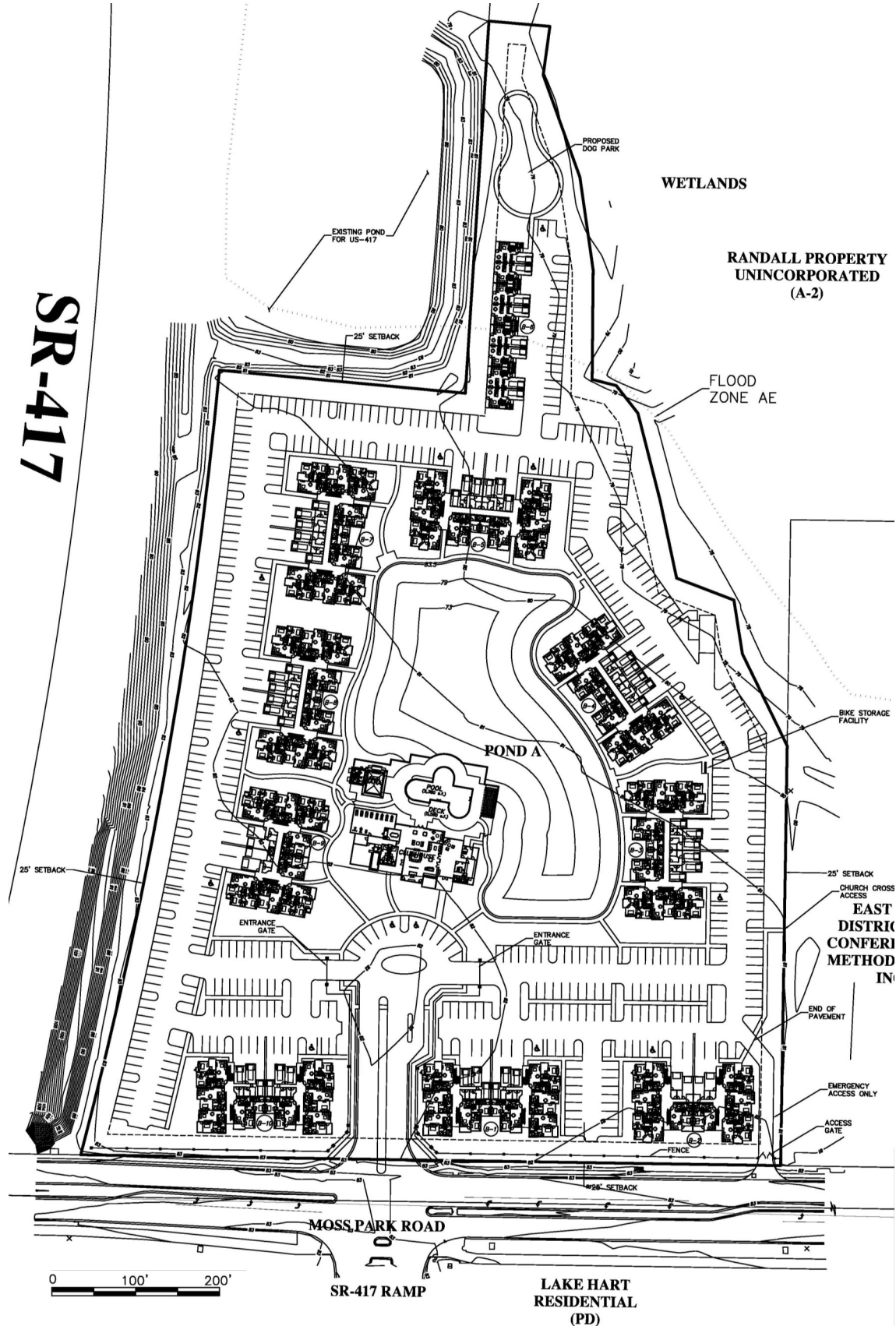
PLAT
BOOK:

SHEET INDEX

SHEET 1 - COVER SHEET, LEGEND/ABBREVIATIONS,
LEGAL DESCRIPTION, NOTES
SHEET 2 - OVERALL PLAT



SITE PLAN



* Development plan is subject to the conditions of approval of CUP2014-00001 and LDC2014-00128.

FINDINGS

Subject to the conditions contained herein, the proposal will be consistent with the requirements for approval of Minor Subdivision Plan applications contained in Section 65.432 of the Land Development Code (LDC):

1. The proposed use is consistent with the purpose and intent of the City's Growth Management Plan
2. The proposed use is consistent with the purpose and intent of the requirements of the LDC
3. The subdivision will not result in incompatible land uses.
4. The proposed development will be constructed in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve the development.

Staff recommends approval of the minor subdivision request subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

City Planning

1. *EFFECTIVE DATE*

No development may take place on site until all of the applications are effective (ANX2013-00009, GMP2013-00022, ZON2013-00023 and CUP2014-00001).

2. *PREVIOUS APPROVALS CONSISTENCY*

The proposed development shall be consistent with the conditions of the approved Conditional Use/Master Plan (CUP2014-00001) and the Planning Official Determination (LDC2014-00128).

3. *GENERAL CODE COMPLAINTS*

Development of the proposed project shall be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida and all applicable regulatory agencies.

Engineering and Zoning

1. *PLAT FACE CHANGES*

Plat Face Changes - There are a number of changes required to the face of the plat. In addition to the changes required on the plat, the following is a list of additional requirements. 1) Changes to the face of the plat. 2) Recording Fees (Checks should be made payable City of Orlando.) 3) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.

2. *FINAL RECORDED PLAT*

The final recorded plat shall contain the following note: "Development on the property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of the City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this application shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting."

3. *CONCURRENCY MANAGEMENT APPLICATION*

A Concurrency Management application must be completed and reservation of capacity must be made prior to the final plat being recorded in accordance with the provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy. The application is available on our website, www.cityoforlando.net/permits. The application fee is \$250.00.

Transportation

1. *CROSS-ACCESS EASEMENT*

The subject development shall provide cross-access easements to the adjacent properties to ensure that the parking, access, and circulation may be easily tied in to create a unified system.

INFORMATIONAL CONDITIONS

Police

1. GENERAL

The Orlando Police Department has no objections to the plat request for Oasis @ Moss Park Apartments located at 11001 Moss Park Rd. A full CPTED plan review for this project is available under project number CUP2014-00001. We encourage developers and property owners to incorporate CPTED strategies in their projects in an effort to reduce the opportunity for crime. For an electronic copy of a document entitled, "Crime Prevention Through Environmental Design, Your Guide to Creating a Safe Environment", or for questions regarding Orlando Police Department plan reviews, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Fire

1. GENERAL

Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2010 Edition, and The City of Orlando Fire Prevention Code. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Building

Building Plan Review is not applicable to this case at this time.

Engineering and Zoning

1. SIDEWALK

As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.

2. INSPECTION FEE

At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code Section 65.604. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

3. SANITARY SEWER

This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. At the time of FDEP permit submittal to the Office of Permitting Services, the following is required:

- a. Permit Application - signed/sealed by the owner. This Office will complete page 10 of 11 when the construction plans are approved.
- b. Construction Plans - four sets, signed/sealed by the engineer. The plans are to include the on-site and off-site sewer design together with the City's details. If a lift station is part of the sewer design, the engineer is to submit the shop drawings for the lift station (private or public).

4. CONSTRUCTION PLANS

The construction plans are reviewed by the City of Orlando's Waste Water Bureau and returned to the Office of Permitting Services when approved. This Office will contact the engineer to pick up the application and two sets of the approved plans or the transport to FDEP. The remaining sets will be retained by the Office for distribution. Reminder: PLEASE ALLOW 3-4 WEEKS FOR THIS PROCESS. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.

5. *STORM WATER SYSTEM*

The owner/developer is required to design and construct an on-site storm water system in accordance with the approved Master Drainage Plan. Approval from South Florida Water Management District is required. The system is to be privately owned and maintained. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.

6. *EROSION AND SEDIMENTATION CONTROL*

All building site plans submitted for review should include a detailed erosion and sedimentation control plan.

7. *WASTEWATER SERVICE*

Per the Orlando-Orange County Wastewater Territorial Agreement the subject property is located within Orange County's territorial service area. The site is presently being serviced by Orange County.

8. *STREET TREE TRUST FUND*

The Orlando City Council approved a Resolution at the January 27, 1997 City Council Meeting. Section 61.226 of the City's Land Development Code provides for a Street Tree Trust Fund. The developer is required to contribute funds to the Trust Fund prior to issuance of the building permit. The City is responsible for installation of the trees. The cost is \$350 for each 12'-14' height of canopy tree. The developer may install the street trees in lieu of contribution to the Trust Fund in accordance with Section 61.226.

9. *MANUAL*

The City Council Adopted the Engineering Standards Manual (ESM), Fourth Edition, on March 9, 2009. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.

Transportation Impact Fees

1. *TRANSPORTATION IMPACT FEE*

Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. An estimated Transportation Impact Fee in the amount of \$576,156.00, based on the construction of 228 multi-family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review. For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>. Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous use located on the subject site.

2. *CONCURRENCY*

The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated. All new construction, changes in use, additions or redevelopment are required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>.

3. *TRANSPORTATION CONCURRENCY EXCEPTION AREA*

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide, substituting transportation concurrency with mobility management strategies; therefore, the City requires all development projects to support a multi-modal transportation system. All development within the City, including new development, redevelopment, changes in use, and expansion of existing uses, shall mitigate their transportation impacts by incorporating Transportation Mitigation Strategies. In addition to the Concurrency Management application, applicants are required to submit a Request for Mobility Management Determination application as part of the development review process. This application is available upon email request to gustavo.castro@cityoforlando.net. Approval of these applications shall not be deemed to provide any vested rights.

Legal Affairs Office*I. GENERAL*

The plat appears to be satisfactory as to form and legality provided the dedication and qualification statement are properly executed on the original mylar.

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Michelle Beamon at 407.246.3145 or michelle.beamon@cityoforlando.net.

Transportation

For questions regarding Transportation review, please contact Lauren Torres at 407.246.3385 or lauren.torres@cityoforlando.net.

Transportation Impact Fees

For questions regarding Transportation Planning plan review and Transportation Impact Fees, please contact Nancy Ottini at 407.246.3529 or nancy.jurus-ottini@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning Shirley Green at 407.246.2134 or shirley.green@cityoforlando.net.

Police

For questions regarding Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or audra.nordaby@cityoforlando.net.

Building

For questions regarding Building Plan Review issues contact Don Fields at 407.246.2654 or don.fields@cityoforlando.net.

Fire

For any questions regarding fire issues, please contact Jack Richardson at 407.246.3150 or at jack.richardson@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. City Council approves the MPB minutes.
2. City Council approves the plat, this is scheduled by the Engineering/Zoning Office.
3. This application is effective upon the ANX, GMP and ZON becoming effective.